

2320
west
VICTORY
BLVD
BURBANK, CA 91506



Marcus & Millichap
BRANDON MICHAELS
GROUP

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BLVD
BURBANK, CA 91506

EXCLUSIVELY LISTED BY

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EXECUTIVE SUMMARY

The Brandon Michaels Group of Marcus & Millichap, as Exclusive Advisor, is pleased to present 2320 W Victory Boulevard, an 885 square foot single tenant fast food drive-thru restaurant situated on 0.14 acres of land (6,235 SF) ideally located at the corner of Victory Boulevard and Brighton Street in the Burbank, CA.

2320 W Victory Blvd is 100% occupied by Habanero Mexican Grill, a fast casual drive-thru Mexican restaurant open daily. The tenant occupies the 885 square foot restaurant space on a three (3) year lease that expires on 2/28/2026, approximately 1.38 years remaining. Habanero Mexican Grill pays \$7,750.00 per month (\$8.76/SF) on a NNN lease. Because the tenant is on a short-term lease with no options to extend, an owner-user can occupy the property for their own business following the expiration of Habanero Mexican Grill's lease. The tenant's short-term lease also allows an investor the ability to renew the lease with Habanero Mexican Grill or re-lease the highly desirable drive-thru restaurant space.

The subject property is positioned centrally along W Victory Boulevard, a major east-west commercial thoroughfare with traffic counts in excess of 26,000 vehicles per day. The property enjoys excellent visibility at the corner of W Victory Boulevard and Brighton Street with approximately 45 and 145 feet of frontage, respectively. As a result of its corner location and rear alley access, the property enjoys three points of egress/ingress and access to its ample parking (eleven (11) surface parking spaces, a ratio of 12.43 spaces per 1,000 SF).

PROPERTY HIGHLIGHTS

\$1,600,000

PRICE

5.81%

CURRENT CAP RATE

N VICTORY BOULEVARD & BRIGHTON STREET

CROSS STREETS

885 SF

BUILDING SF

1949

YEAR BUILT

26,847 VPD

TRAFFIC COUNTS

6,235 SF

LOT SIZE

C3

ZONING

\$1,808

PRICE/SF (BLDG)

11 SPACES

PARKING SPACES

\$257

PRICE/SF (LAND)

12.43 SPACE(S) PER 1000

PARKING RATIO

RARE SINGLE TENANT

Fast Food Drive-Thru Restaurant Property

- **Rare Drive-Thru Restaurant**

A 885 square foot single tenant fast food drive-thru situated on 0.14 acres of land (6,235 SF)

- **100% Occupied**

Fully occupied by Habanero Mexican Grill, a fast casual drive-thru Mexican restaurant open daily

- **NNN Leases**

Habanero Mexican Grill is on a NNN lease

- **Current Income**

Habanero Mexican Grill pays \$7,750.00 per month (\$8.76/SF)

- **Owner User Opportunity**

The tenant is on a lease expiring 2/28/2026, approximately 1.38 years remaining, allowing an owner-user the opportunity to occupy the property following lease expiration



EXCELLENT UNDERLYING

Retail Fundamentals

- **Corner Location**

Ideally located at the corner of Victory Boulevard and Brighton Street in Burbank, CA

- **Commercial Corridor with Great Traffic Counts**

Positioned centrally along W Victory Boulevard, a major east-west commercial thoroughfare with traffic counts in excess of 26,000 vehicles per day

- **Highly Visible**

Excellent visibility at the corner of W Victory Boulevard and Brighton Street with approximately 45 and 145 feet of frontage, respectively

- **Ease of Access & Ample Parking**

Three (3) points of egress/ingress and access to its eleven (11) surface parking spaces, a ratio of 12.43 spaces per 1,000 SF



VIBRANT BURBANK, CA

Location Proximate to LA's Core

- **"Media Capital of the World"**

Burbank is heavily influenced by the entertainment sector, with major employers such as Warner Bros., The Walt Disney Company, NBCUniversal, Nickelodeon and home to a total of more than 1,000 media and entertainment companies

- **Business Friendly Burbank**

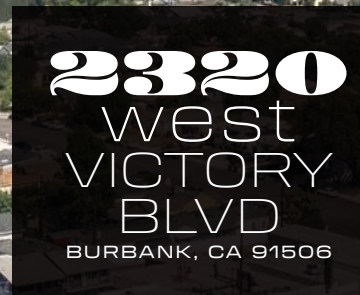
Burbank offers a variety of incentives for businesses, including no city income tax, no gross sales receipt tax, and a competitive business application fee

- **Rapidly Growing Area**

Burbank has developed more than 600 units since 2019 with an additional 702 under construction, and 194 planned or proposed

- **Proximate to Major Freeways**

Well-connected through major freeways, including Interstate 5 and State Route 134, which facilitate easy access to downtown Los Angeles and other regions



STRONG IMMEDIATE

Demographics with Dense Surrounding Population

- **Dense Nearby Population**

Population of more than 24,600 people within one mile of the subject property, 216,800 people within three miles, and 443,300 people within five miles

- **Average Household Incomes**

Immediate submarket boasts a strong average household income within one, three, and five miles is \$107,900, \$99,100, and \$105,900, respectively

- **Median Household Incomes**

Median income within one, three, and five miles \$86,200, \$73,600, and \$77,900, respectively

- **Household Density**

There are over 9,100 households within one mile of the subject property, and over 85,400 households within three miles

- **High Median Home Values**

The median home value in the immediate area is \$804,000

- **Businesses and Consumer Spending**

More than 2,300 businesses within a 1-mile radius of the property with a combined annual spending of \$330 million

BURBANK, CALIFORNIA

Burbank, CA, is a vibrant city located in Los Angeles County, known for its rich entertainment history and family-friendly atmosphere. With a population of around 100,000 residents, Burbank offers a unique blend of suburban charm and urban amenities. It borders several notable cities and neighborhoods, including Sun Valley to the north, Glendale to the east, North Hollywood to the west, and Studio/Universal Cities to the south. This diverse demographic contributes to a lively cultural scene, characterized by tree-lined streets, parks, and well-maintained neighborhoods.

The city is home to significant points of interest, including Warner Bros. Studio and Walt Disney Studios, which solidify Burbank's reputation as the "Media Capital of the World." The Burbank Town Center serves as a shopping hub with a variety of stores, restaurants, and entertainment options, while Griffith Park, nearby, offers hiking trails, the Griffith Observatory, and the Los Angeles Zoo. Unique features of Burbank include its deep roots in the entertainment industry, influencing local culture with events like film festivals and community screenings, as well as a strong emphasis on public art with murals and sculptures throughout the city.

Burbank is well-connected through major freeways, including Interstate 5 and State Route 134, which facilitate easy access to downtown Los Angeles and other regions. Public transit options include the Metro Burbank Bus system and Metrolink services, enhancing connectivity for residents and visitors alike. The economy is heavily influenced by the entertainment sector, with major employers such as Warner Bros., The Walt Disney Company, NBCUniversal, and Nickelodeon, alongside a growing tech scene and various retail businesses.

Overall, Burbank stands out as a dynamic city that seamlessly blends its entertainment heritage, community spirit, and modern living, making it a desirable location to live, work, and visit.



HOLLYWOOD BURBANK AIRPORT
1.9 MILES FROM THE SUBJECT PROPERTY



UNIVERSAL STUDIOS
4.7 MILES FROM THE SUBJECT PROPERTY



GRIFFITH PARK OBSERVATORY
9.7 MILES FROM THE SUBJECT PROPERTY

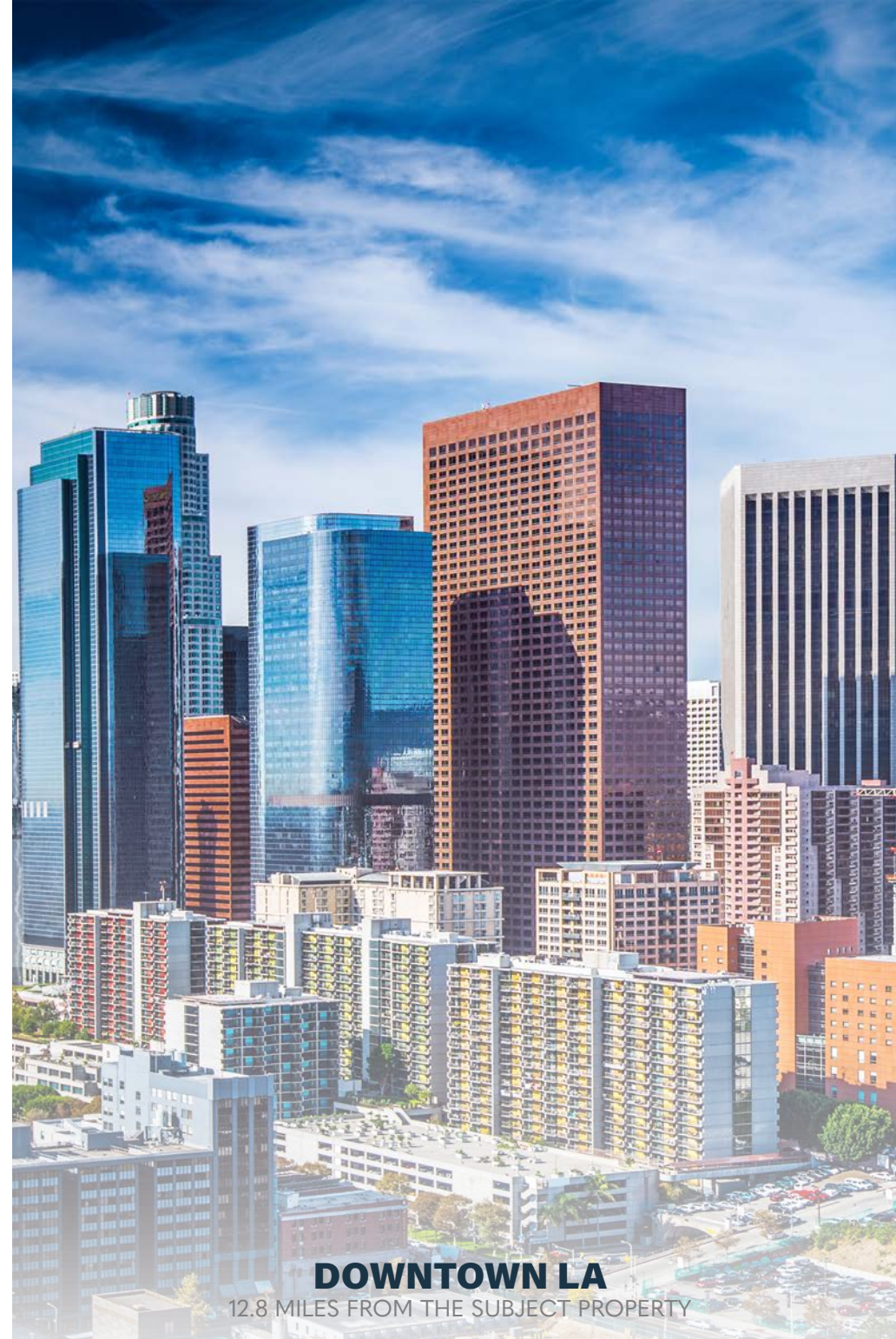


DODGER STADIUM
11.1 MILES FROM THE SUBJECT PROPERTY



HOLLYWOOD

7.7 MILES FROM THE SUBJECT PROPERTY



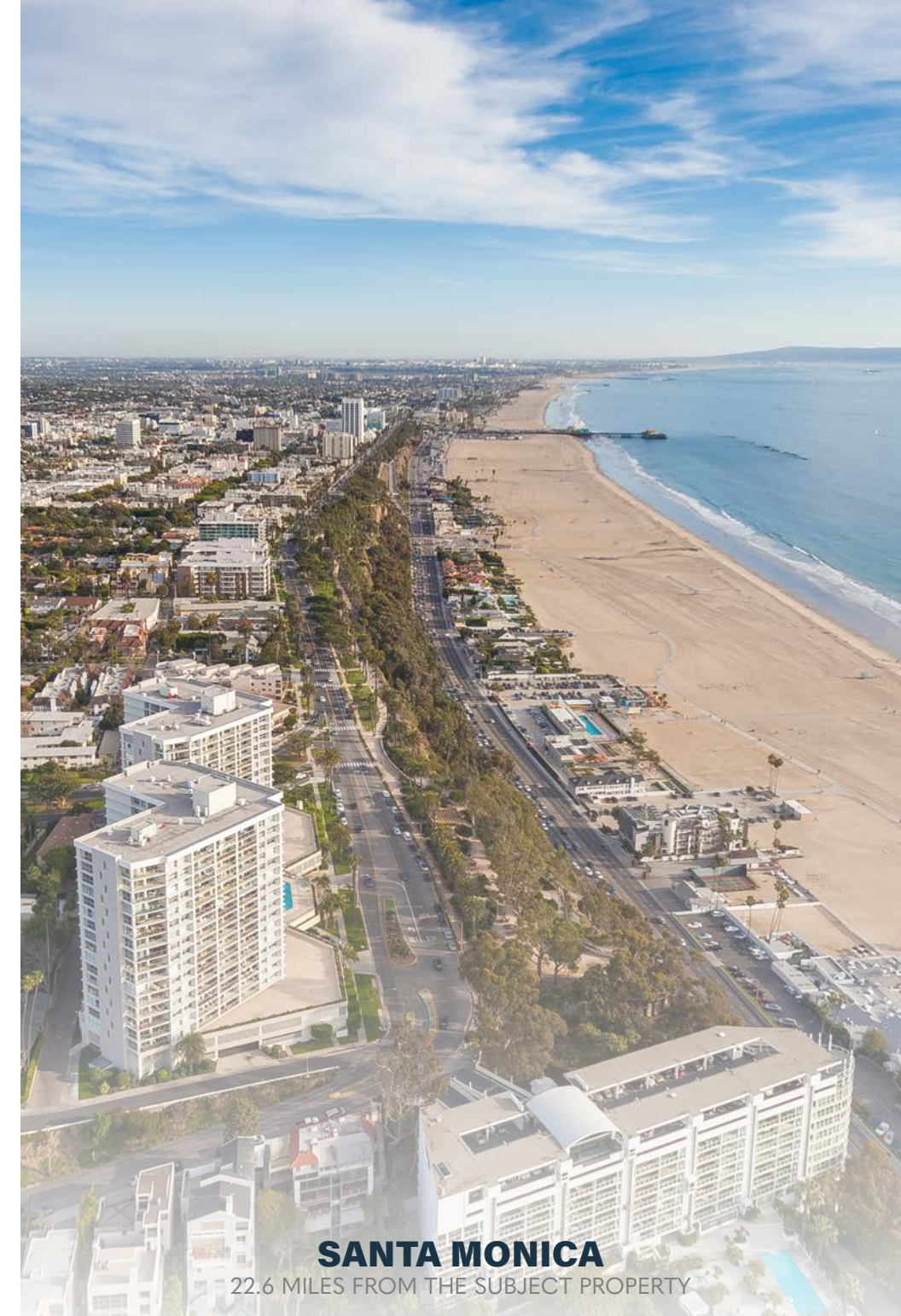
DOWNTOWN LA

12.8 MILES FROM THE SUBJECT PROPERTY



L.A. LIVE

14.2 MILES FROM THE SUBJECT PROPERTY



SANTA MONICA

22.6 MILES FROM THE SUBJECT PROPERTY

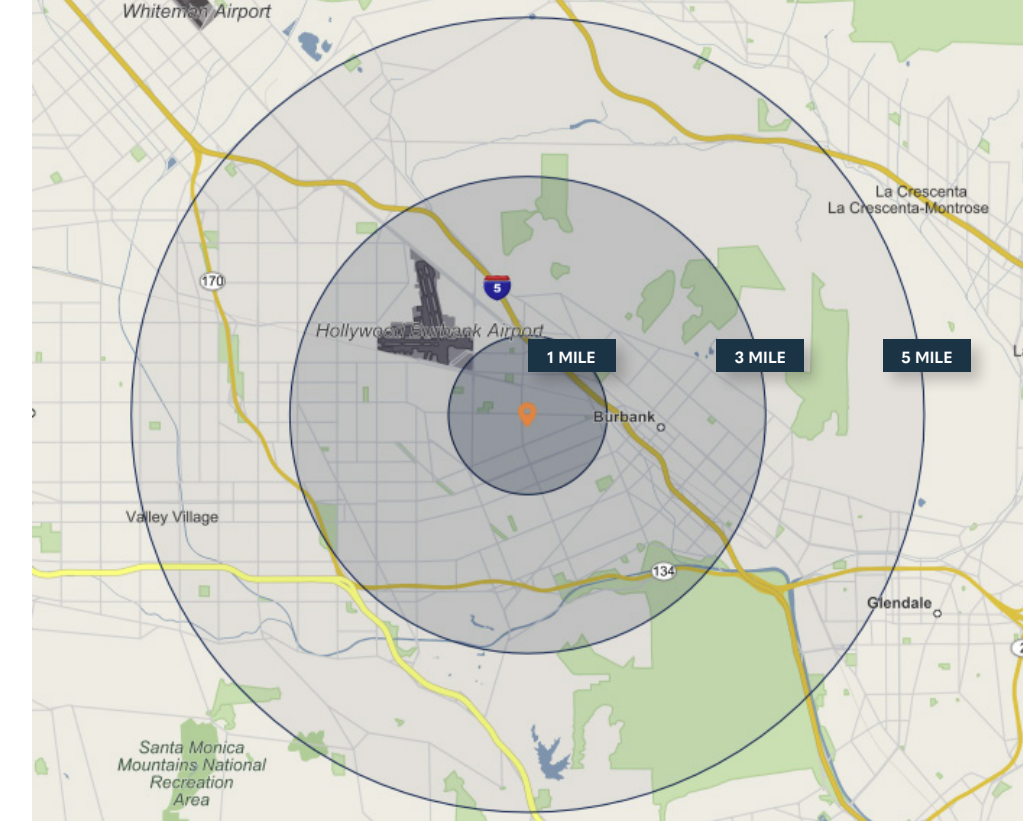
DEMOGRAPHICS BURBANK, CA



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	24,600	216,800	443,300
Households	9,100	85,400	173,100
Average Household Income	\$107,900	\$99,100	\$105,900
Median Household Income	\$86,200	\$73,600	\$77,900

DEMOGRAPHICS BY RADIUS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	24,600	216,800	443,300
Households	9,100	85,400	173,100
Average Household Size	2.6	2.5	2.5
Median Age	41	39.6	39.8
Owner Occupied Households	4,200	28,300	61,700
Renter Occupied Households	4,500	54,400	105,900
Average Household Income	\$107,900	\$99,100	\$105,900
Median Household Income	\$86,200	\$73,600	\$77,900
Businesses	2,300	14,900	27,900



RENT ROLL

TENANT INFORMATION

TENANT	SF	%	LEASE START	LEASE EXPIRATION	OPTIONS
Habanero Mexican Grill	885	100.00%	5/1/2023	2/28/2026	None
	885	100%			

RENT	RENT/SF	TIME AT CENTER	TERM REMAINING	LEASE TYPE
\$7,750.00	\$8.76	1.46 Year(s)	1.38 Year(s)	NNN
\$7,750.00	\$8.76	1.46 Year(s)	1.38 Year(s)	



OPERATING EXPENSES

OPERATING EXPENSES*	PER YEAR	PER SF
Property Taxes @ 1.25%	\$20,000	\$22.60/SF
Management	\$3,720	\$4.20/SF
Insurance	\$708	\$0.80/SF
Utilities	\$310	\$0.35/SF
Trash Removal	\$310	\$0.35/SF
Grounds Maintenance	\$221	\$0.25/SF
Repairs & Maintenance	\$752	\$0.85/SF
TOTAL EXPENSES	\$26,021	\$29.40
EXPENSES/SF/MONTH		\$2.45

*Not actual operating expenses. Operating expenses are based on industry standard averages.

OPERATING DATA

	CURRENT
Scheduled Lease Income:	\$93,000
CAM Reimbursement:	\$26,021
Effective Gross Income:	\$119,021
Expenses:	\$26,021
NET OPERATING INCOME:	\$93,000

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\$1,600,000

PRICE

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ZONING

885 SF

BUILDING SF

11 SPACES

PARKING SPACES

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LOT SIZE

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